

DM HALL

For Sale/ To Let

**Licenced Café
Premises**

**81 Port Street,
Stirling, FK8 2ER**

**132.49 SQ M
1426 SQ FT**



Property Details

- Attractive city centre café/delicatessen
- Well-presented throughout
- Situated directly off Port Street
- Alcohol licence available

LOCATION:

The subjects are located off a cobbled pend on the eastern side of Port Street, forming part of Stirling's principal commercial centre.

In this respect, Port Street comprises one of Stirling's busiest commercial thoroughfares, with the property enjoying an attractive position at the end of a short -cobbled lane, situated immediately adjacent to Frances Hunter Hairdressing. Other occupiers within the immediate vicinity include Hugh Black & Sons Butchers, Pacitti Jones Estate Agency and Jardine Donaldson Solicitors.

Stirling itself comprises an important city within central Scotland, lying upon the banks of the River Forth, approximately 26 miles northeast of Glasgow and some 30 miles northwest of Edinburgh. The city forms the main administrative centre for the surrounding district providing extensive retail, leisure and local government facilities, having a resident population of over 37,000 people.



Property Details

DESCRIPTION:

The subjects comprise an attractive café premises occupying part of the ground floor of a 2 storey stone built property which is contained under a pitched and tiled roof. The original building has been extended to the rear.

The premises incorporate a retail style frontage comprising a timber/glazed entrance door together with matching bi-fold doors, providing the flexibility that the entire frontage can be opened when weather permits.

Internally the property is finished to an attractive standard throughout having a solid floor which has predominantly tile and timber coverings. As well as the main open plan café section the subjects have a rear office and ladies/gents toilet facilities.

While historically having been occupied as a café/bistro the property could be easily adapted to accommodate a range of alternative uses.

ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and is as follows

Ground	132.49	sq m	1426	sq ft
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ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

NON DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £21,000 per annum.

PRICE

Offers over £185,000 are invited for the benefit of our clients absolute ownership.



Property Details

LEASE TERMS:

The subjects are offered on normal full repairing and insuring terms for a period to be negotiated incorporating rent reviews at appropriate intervals.

RENTAL:

Offers of £20,000 per annum exclusive are sought.

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT:

All prices quoted are exclusive of VAT which maybe chargeable.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling agents

ANTI MONEY LAUNDERING:

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.



Make an enquiry

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DM HALL



Regulated by

RICS

IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors